



**MINUTES OF THE REGULAR MEETING OF THE  
ARAPAHOE COUNTY PLANNING COMMISSION  
TUESDAY, SEPTEMBER 1, 2020**

<b>ATTENDANCE</b>	<p>A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:</p> <p>Jane Rieck, Chair; Kathryn Latsis, Chair Pro-Tem; Richard Sall, Lynn Sauve, Jamie Wollman, Rodney Brockelman, and Randall Miller.</p> <p>Also present were: Robert Hill, Senior Asst. County Attorney; Chuck Haskins, Engineering Services Division Manager; Sue Liu, Engineer III; Molly Orkild-Larson, Senior Planner; Jason Reynolds, Current Planning Program Manager; Loretta Daniel, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager; and members of the public.</p>
<b>CALL TO ORDER</b>	<p>Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present. This meeting was held by TEAMS online with citizen participation by call-in via telephone. Jason Reynolds, Current Planning Program Manager, served as moderator, called the attendance roll, and explained the procedures for participating in the meeting.</p>
<b>DISCLOSURE MATTERS</b>	<p>There were no Planning Commission member conflicts with the matters before them.</p>
<b>GENERAL BUSINESS ITEMS:</b>	
<b>APPROVAL OF THE MINUTES</b>	<p><b>The motion was made by Ms. Wollman and duly seconded by Ms. Latsis to accept the minutes from the August 18, 2020, Planning Commission meeting, with two administrative corrections.</b></p> <p><b>The motion passed unanimously.</b></p>
<b>REGULAR ITEMS:</b>	

**ITEM 1**

**CASE NO GDP18-007, SKY RANCH / GENERAL DEVELOPMENT PLAN (GDP) – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)**

Ms. Orkild-Larson stated both of the Sky Ranch cases would be presented together; however, separate motions and votes would be required of the Planning Commission (PC). She stated both items met public noticing requirements and the PC had jurisdiction to proceed. She introduced the application and explained that Neighborhood B was not included in the General Development Plan (GDP) under consideration. She explained the uses included in the GDP. Mr. Orkild-Larson reported both the GDP and Preliminary Plat (PP) included five neighborhoods. She stated staff recommended approval based on the findings included in the staff reports and with the conditions outlined in the staff report for each item.

Mark Harding, representing Pure Cycle, the owner of the Sky Ranch property, introduced the project team and provided a brief history of Pure Cycle. He noted the importance of water to land development and the unique properties of Pure Cycle to manage the many needs and functions of providing water and wastewater service to the project from a resource and infrastructure and management perspective. He said stewardship of that valuable resource was of utmost importance to a sustainable system and water supply. He presented a PowerPoint, a copy of which was retained for the record. He provided context for the location of the project and gave additional details on the water supply and the relationship of water resources to the WISE (Denver Water Infrastructure and Supply Efficiency) regional partnership structure. Mr. Harding continued with a history of the Sky Ranch development, which included a combination of residential housing types and commercial and employment uses, within a planned development. He explained some of the changes that had occurred, over time, with the structure of the development, the neighborhood configuration, and the number of approved housing units and non-residential square footage. He reported up to 774 units could be constructed prior to requiring a CDOT 1601 (interchange study) process. He stated there were additional triggers between number of units and necessary road improvements and traffic controls. Mr. Harding noted the development was moving from the older Planned Unit Development (PUD) process that included a Preliminary Development Plan (PDP) and Final Development Plan (FDP) to the newer PUD process. He explained, as a result, the older PDP was being proposed for modification and approval as a General Development Plan (GDP).

Ms. Sauve asked Mr. Harding for an explanation of how oil and gas development was anticipated to work into the Sky Ranch development and whether that use would include fracking.

Mr. Harding explained two sites had been allocated to oil and gas facilities. He stated those would be buffered from the land development site by the water/wastewater facilities in one location and by open space uses in another location. He reported there were agreements in place that specified the maximum number of wells at each site and recognize that fracking was a standard practice. Mr. Harding said the oil and gas facilities were anticipated to be completed in the next three years and would significantly precede the construction of any homes in the area.

Mr. Brockelman asked whether there were commitments for water resources for the full build-out of the project.

Mr. Harding stated that the commitments were in place in terms of water rights and were a combination of groundwater and renewable water supplies from the WISE compact. He said the infrastructure for providing the water would be phased over time. He explained that Pure Cycle was in the unusual position of being a water provider prior to becoming a land development company. He noted that Pure Cycle had a very rich history with the project.

Mr. Brockelman asked whether there was a projected build-out for the development.

Mr. Harding said that was difficult to predict; however, the neighborhood being built with an anticipated five-year absorption had demonstrated a two-year absorption, so they were very encouraged. He explained the Denver market was very high-priced, and Sky Ranch represented a very high-quality product at a more affordable price point. He said, at the current absorption rate, the build-out timeframe could be in the range of ten years.

Mr. Brockelman asked about timing for the Air Park interchange improvements.

Mr. Harding stated that the 1601 process with CDOT was underway, as the development could accommodate only approximately two hundred additional homes before that target must be met.

Ms. Wollman said the staff report caught her attention on the discussion of public facilities. She said fire departments were

commonly thought about; however, she wondered where the nearest library would be located to service the community.

Mr. Harding stated the development was within the boundary of the Arapahoe County Library District, and he hoped to work with the various districts to identify an opportunity to locate a new library. He did not know the location of the nearest existing library. He felt this would be an important asset to the community and would work well with other civic uses planned, which included parks and recreation facilities and schools.

Ms. Wollman said she would like to encourage Pure Cycle to reach out to the library district sooner rather than later.

Ms. Latsis asked about the distance from the authorized oil and gas sites to the nearest residential.

Mr. Harding explained these relationships, taking into account roadways.

Ms. Latsis asked whether there had been any coordination with the County's oil and gas specialist on the project. He stated that he spoke with Diane Kocis regularly. He stated Pure Cycle was also a water resource provider to the oil and gas industry, so he was very well informed about the needs and practices and regulatory requirements put into place. He believed he was more familiar with oil and gas than most developers given the water provider relationship and the proximity of the oil and gas uses in the county with the Sky Ranch development. He believed home buyers would be aware of the oil and gas use before they chose to buy a home and would not feel the use was "dumped on them" by surprise.

Ms. Rieck noted that she had visited the site in preparing for the hearing. She referenced the staff report that noted public safety protection, including needs impacting the Sheriff's Office, would be in increased demand. She asked about planning in relation to those needs, including transportation connectivity to provide quick access for emergency responders and any confusion for emergency responders that might occur with the properties having an Aurora mailing address.

Mr. Harding addressed several of the road connections that would avoid driving all of the responsibility for access to the Interstate. He stated there had not been outreach to the Sheriff's Department to see whether they saw a need for a substation; however, he would

	<p>welcome an opportunity to locate a substation within the development.</p> <p>Ms. Rieck opened the hearing for public comment.</p> <p>Jim and Kim Siler, adjacent land owners, participated by telephone. Mr. Siler stated that they had no comments at this time.</p> <p>There were no further public comments. The public hearing was closed.</p> <p><b>It was moved by Ms. Wollman and duly seconded by Mr. Brockelman, in the case GDP18-007, Sky Ranch Neighborhoods A, C, D, E and F / General Development Plan, that the Planning Commissioners reviewed the staff report, including all exhibits and attachments, have listened to the applicant’s presentation and the public comment as presented at the public hearing, and moved to recommend approval of the application to the Board of County Commissioners, based on the findings in the staff report, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.</b></li> <li><b>2. The applicant shall pay cash-in-lieu fees at final plat for the development.</b></li> <li><b>3. The applicant shall comply with Bennett Fire District’s comments.</b></li> <li><b>4. The applicant shall comply with Xcel Energy’s requests.</b></li> </ol> <p><b>The vote was:</b></p> <p><b>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis; Yes; Ms. Wollman, Yes, Mr. Brockelman, Yes.</b></p>
<p><b>ITEM 2</b></p>	<p><b>CASE NO PP18-001, SKY RANCH [NEIGHBORHOOD A – PHASE 2] / PRELIMINARY PLAT (PP) – Molly Orkild-Larson, Senior Planner, Public Works and Development (PWD)</b></p> <p>The presentation and public hearing for the Preliminary Plat was held in conjunction with the presentation for the General Development Plan (Item 1 on the agenda).</p>

	<p>Ms. Rieck called for a motion on the Preliminary Plat.</p> <p><b>It was moved by Ms. Wollman and duly seconded by Ms. Latsis, in the case of PP18-001, Sky Ranch Neighborhoods A, C, D, E and F / Preliminary Plat, that the Planning Commissioners have reviewed the staff report, including all exhibits and attachments, have listened to the applicant’s presentation and the public comment as presented at the public hearing, and moved to recommend approval of the application to the Board of County Commissioners based on the findings in the staff report, subject to the following conditions:</b></p> <ol style="list-style-type: none"> <li><b>1. Prior to signature of the final copy of these plans, the applicant must address Public Works Staff comments and concerns.</b></li> <li><b>2. The applicant shall comply with Xcel Energy’s comments.</b></li> <li><b>3. The applicant shall comply with the Bennett-Watkins Fire Rescue comments.</b></li> <li><b>4. The applicant shall pay cash-in-lieu fees at the time of final plat.</b></li> </ol> <p><b>The vote was:</b></p> <p><b>Ms. Rieck, Yes; Ms. Sauve, Yes; Mr. Miller, Yes; Mr. Sall, Yes; Ms. Latsis, Yes; Ms. Wollman, Yes; Mr. Brockelman, Yes.</b></p>
<b>ANNOUNCEMENTS AND QUESTIONS</b>	It was announced that the next Planning Commission meeting was scheduled for September 15, 2020 and would be held through the TEAMS platform.
<b>ADJOURNMENT</b>	There being no further business to come before the Planning Commission, the meeting was adjourned.